

To: Burlington Planning and Zoning

From: John Rooney
JRMA design studio

Date: November 15, 2021

RE: 86 North Winooski Avenue - Demolition of Rear Structure

1. Summary of Property

The site located at 86 North Winooski Avenue in Burlington, Vermont is currently in the process of being purchased by the applicant. The site has 2 structures which are over 50 years of age. The primary structure will remain and improvements to the interior will be underway within the next 12 months.

The secondary structure to the rear of the property is in disrepair and the new owner and applicant, primarily for safety concerns, requests to remove the existing structure and clean up the site. The City of Burlington outlines in Article 5.4.8 the guidelines to follow should an applicant request to remove a structure. This report addresses Article 5.4.8 (d) 1.A – *(A report from a licensed Engineer or Architect)*

2. Report of Rear Structure:

Attached –	Exhibits	A. Photography
	Exhibits	B. Architectural Site Plan

- A. A Site visit on Wednesday, November, 10th, 2021 was performed and the following findings observed with photographic evidence are enclosed in this report.
- B. A wood structure of approximate size 22' x 40' sits on the northwest portion of 86 North Winooski Avenue. The structure is visibly in severe disrepair. From a distance the structure appears to lean and looks generally unstable and deformed. Clear indications of damage from fire or collapse on the south-east portion.
- C. Walking towards the south portion of the structure, observations confirm partial collapse of existing structure. Debris and rubble from structure, although scarce, remain as evidence of prior collapse structure.

- D. Entering into the structure, clear indications of fire-damage on roof, roof beams, walls and floor.
- E. Collapse of second level towards the rear of the property show existing roof structural members are undersized and insufficient. Rehabilitation of the existing structural members will not adequately provide safe and sufficient support.
- F. Structurally, no indication of a proper foundation appears. Loose rubble, mixed masonry and stone appear to have been placed under the structure and possibly repaired intermittently as needed.
- G. The sills of the walls are deteriorated or non-existent.
- H. The longer north wall and remaining portions of the south walls have clear bowing and deformation due to poor connection to proper foundation and inadequate structure.
- I. The materials on the structure appear to be in complete disrepair. Siding on the east portion of the building has been replaced by tin corrugated siding. The north elevation appears to have been substituted with another *non-original* material.
- J. There are only insignificant vestiges of the eaves, trim and windows that remain. The front doors on the west façade have limited potential for salvage.
- K. Overall structure has limited salvage value.
- L. No archeological resources appeared during site visit.
- M. Site has limited appearances of vandalism.

3. Demolition Standards Applicability

- A. The rear structure located at 86 North Winooski Avenue appears wholly unstable and structurally unsound.
- B. The rear structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practically moved to another site within the district.
- C. Although no proposed development is being submitted, the demolition of the rear structure provides a substantial benefit that outweighs any historic or architectural significance.
- D. The demolition of the rear structure will not impact the historical importance of other structures located on the property and adjacent properties.
- E. Documentation of the rear structure will be in the form of this report and photographic evidence.

Submitted by:

John Rooney

License Number 003.0001364

Expiration Date - Jan 31, 2023

Exhibit A: Photography from Site Visit, November 10th, 2021



Photo 1. West Elevation from Driveway



Photo 2. West Elevation (Closer)



Photo 3. South West Perspective



Photo 4. Partial South Elevation



Photo 5. South East Perspective (Collapsed Structure)



Photo 6. Detail & Close-up of Collapsed Portion of Building

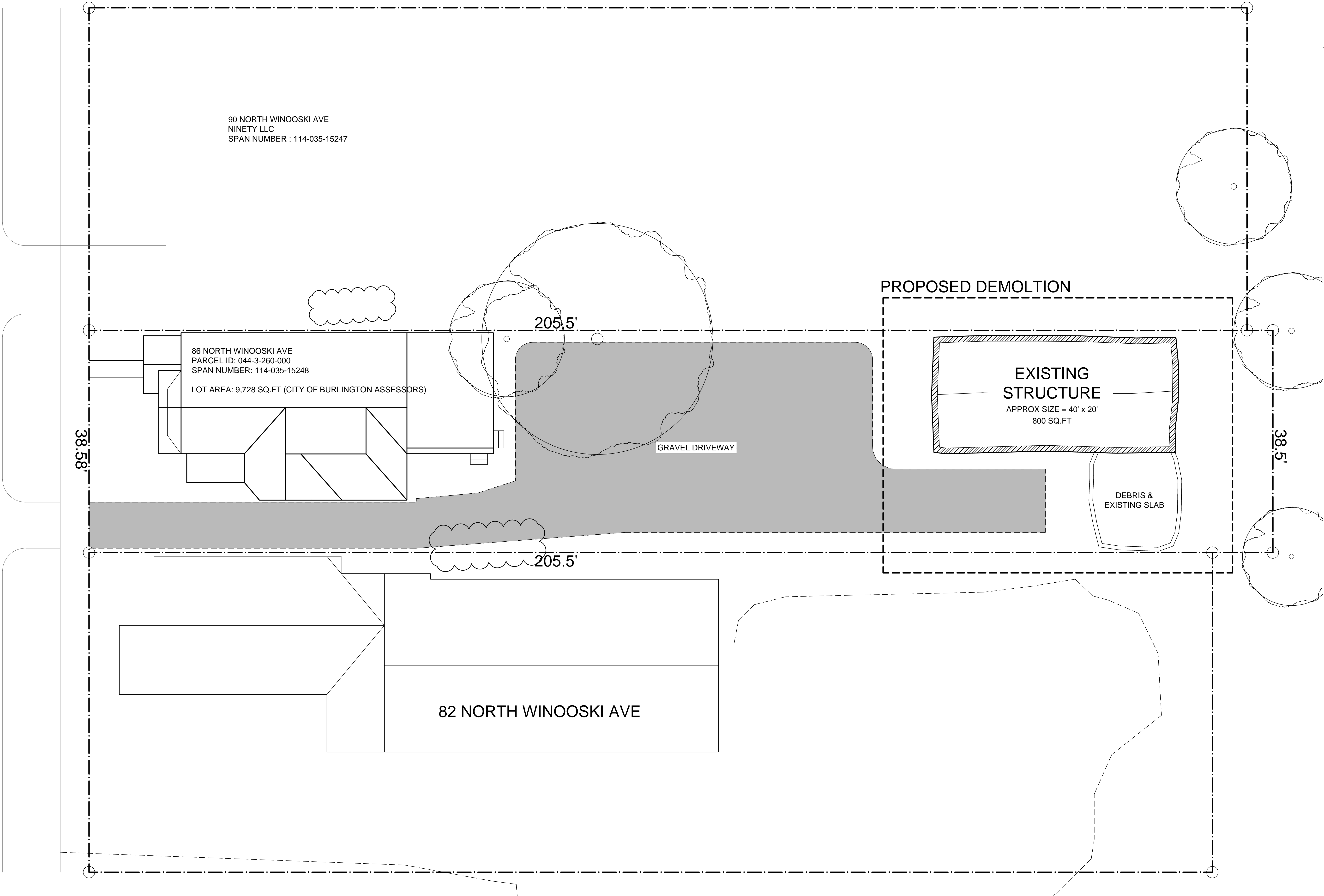


Photo 7. North Elevation (From adjacent property)



Photo 8. North West Perspective (From adjacent property)

NORTH WINOOSKI AVE



86 N. WINOOSKI AVE

LOCATION
86 NORTH WINOOSKI AVENUE
BURLINGTON, VERMONT
05401

OWNER/CLIENT/APPLICANT

APPLICANT:
PBCC LLC
C/O MR. BILL BISSONETTE
100 NORTH STREET
BURLINGTON, VERMONT 05401

CONTRACTOR

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REVISION HISTORY	
Date	Issue
11/2021	BASE SITE PLAN

Drawing Title	
ARCHITECTURAL SITE PLAN	
Project No:	2021-211
Date:	11/11/2021
Scale:	AS-NOTED
Drawn by:	M.ALVANOS

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